



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JUNE 20, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative assistant
Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Officer
Steven Bisch, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Orlando Rodriquez, Code Compliance Officer
Michael Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19032302: Regina James, owner
CE19031663: Virgil Niederriter, owner
CE16111025; CE16111027: Merrill Thomas, owner; Richard Barnes, contractor
CE19020437: Jean Dorelus, owner; Tongela Jones
CE18101140: Felix Abraham, owner; Jose Escobar, property manager
CE19032296: Jessica Stein, area manager
CE19011051: Paula Pinto, property manager
CE18121081: Emily Tyson, power of attorney
CE19031048: Maxanne Leow, representative; Tanna Hunter, owner
CE19050229: Sean Patrick Sullivan, attorney
CE19031460: Javier Rojas, owner
CE18052319: Hassan El Hayak, owner
CE18120764: Jason Weston, owner
CE19010154: Mauricio Ramirez, owner
CE18121418: Melvin Howard, owner
CE18012214: Arlene Adams, owner
CE19021793: Oates Clayton, owner
CE18061224: Ryan Johnson, owner
CE18021868: Anissa Chapman, representative
CE19041055: Jacques Altidor, owner
CE19051687: Stephen Thomas, church representative
CE18121420: Brittany Walker, owner
CE17120622: Robert Ewing, owner
CE17061854: Brian Kilcullen, owner
CE18110760: Daniel Marine, owner
CE18121426: James De Crescenzo, owner
CE18120977: Craig Sackler, attorney; Pierre Petit-Frere, pastor
CE19042053: Martin Coutin, power of attorney
CE17040090: Herbert Dell, attorney; Thomas Thomas, owner
CE19031857: Alyse Lemstrom, owner's representative
CE19031075: Tyrone Abrams, owner; Angela Abrams, owner
CE18110767: Hilda Lambert, owner; Michelle Lambert, owner
CE19022236: Richard McDonald, owner
CE19031001: Jacqueline Anthony, owner's daughter
CE18090677: Veronel Pierre, owner
CE19051193: Alejandro Mendoza, owner
CE19031479: Wilsond Eliantus, owner
CE18121307: Paul Lane, attorney
CE18091383: Kevin Burns, representative
CE18110360: Priscilla Krammer, representative; Sandra Wolkor, representative
CE19050765: Spiro Marchelos, owner
CE19020667; CE19020735: Joshua Kunkel, manager
CE18120584: Gary Gusman, property manager
CE18111405: Maharaj Kawal, power of attorney

CE18101379: Kurt Hilberth, attorney
CE18060550: Bruce Florence, representative
CE18110385: Mandana Esmaili, owner; Donald Thomas, attorney
CE18081369: Maria Mariott, property manager
CE19040415: Alissa Edwards, owner
CE19020256: Daniel Schwartz, representative
CE19041098: Ema Demosthenes, owner; James Brutus, representative
CE19040938: Julfrance Olcima, owner
CE18091875: Walter Morgan, attorney
CE19011790: Nazeera Dupoux, owner
CE18052035; CE18052453; CE18052037; CE18052041; CE18052043; CE18052446;
CE18060015; CE18060068: Renee Gamero, owner
CE19020308: Marina Thixton, owner
CE19032181: Antonio Perazzelli, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE18060550

2830 SW 19 TER

PROMOCIONES 96 INC.

This case was first heard on 9/20/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,450 fine, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, related the history of the case.

Bruce Florence, representative, described the progress of the permit applications and requested 180 days.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Case: CE19041098

3211 AUBURN BLVD

PIERRE-LOUIS, ST LOUIS & EMMA

Service was via posting at the property on 5/31/19 and at City Hall on 6/6/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE IS STORAGE CONSISTING OF MATTRESSES, FURNITURE AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT, WHICH IS PROHIBITED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE OR ON THE PROPERTY.

47-39.A.1.b.(6)(b)

THERE IS EXCESSIVE STORAGE AROUND THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE BACKYARD WHICH IS VISIBLE FROM THE STREET. THERE IS WOOD, GLASS, CYLINDER BLOCKS, WINDOWS, DOORS, CAR PARTS, APPLIANCES AND OTHER MISCELLANEOUS ITEMS, INCLUDING BUT NOT LIMITED TO SCRAP METAL. THIS IS AN UNPERMITTED LAND USE IN THIS RESIDENTIAL ZONED DISTRICT.

47-39.A.1.b.(9)(e)1.

THERE IS MORE THAN ONE BOAT OR RECREATIONAL VEHICLE OUTSIDE OF A CARPORT OR GARAGE.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:

9-308(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Bovary Exantus, Code Compliance Officer, interpreted for Ema Demosthenes, owner. Officer Exantus explained what must be done to bring the property into compliance. Mr. Demosthenes said his wife was ill and he had to do all of the work himself. Officer Koloian stated the work was not involved.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 14 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19031663

104 SW 21 WAY

NIEDERRITER,VIRGIL E

LE VIRGIL E NIEDERRITER REV LIV TR

Service was via posting at the property on 5/14/19 and at City Hall on 6/6/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE FENCE IN THE REAR OF THE PROPERTY IS OVERGROWN WITH VINES.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Complied:

47-34.1.A.1.

9-304(b)

9-305(a)

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Virgil Niederriter, owner, requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE19020437

431 SW 31 AVE

DORELUS, JEAN R DORELUS, DOCILET

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-278(e)

THERE ARE AWNINGS DOWN ON THE WINDOWS AT THIS PROPERTY
PREVENTING ADEQUATE VENTILATION TO THE INTERIOR.

9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER
TIGHT.

Complied:

9-304(b)

9-305(b)

Officer Holloway presented the case file into evidence and recommended ordering
compliance within 91 days or a fine of \$25 per day, per violation.

Jean Dorelus, owner, described problems he had with his roofing contractor and said he
may need to take legal action.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of
\$25 per day, per violation.

Case: CE19031075

1619 NW 14 CT

WILLIAMS, ANGELA ABRAMS, TYRONE

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON
THIS PROPERTY AND SWALE AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Complied:
9-304(b)

Officer Bass presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Angela Abrams, owner, said they could not comply all of the violations in that amount of time. She described work they had done and said they still needed to put down some gravel and sod and paint. She stated they did not have the funds to do the rest of the work. Tyrone Abrams, owner, said they had applied for the City's assistance to improve the property and were waiting for a decision.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18110760

1285 SW 24 AV
MARINE, DANIEL J

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fine.

Daniel Marine, owner, described the process he had gone through for the vacation rental certificate and the issues he had with the City responding to his application.

Officer Champagne said portions of Mr. Marine's application were not complete and he had not paid the fees. He agreed that the City had not been expedient about processing the application, and said he had adjusted the compliance date to mitigate the original fine of \$13,250.

Mr. Marine presented email he had sent pursuant to his application. Staff explained that Mr. Marine had sent the information to the wrong email address. Officer Champagne said Mr. Marine should have ceased renting the property until he had the certification.

Mr. Marine said he rented the property for \$30-\$35 per day and the fines were \$250 per day.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE18121307

1809 SW 22 ST

M & M REAL ESTATE 1809 LLC

This case was first heard on 4/4/19 to comply by 4/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of the fines.

Paul Lane, attorney, said the tenant had caused the violation and they had needed to evict the tenant when he would not comply the violation. Officer Sanguinetti noted that administrative costs totaled \$626.

Ms. Flynn imposed a fine of \$626 for the time the property was out of compliance.

Case: CE18091875

Request for extension

3333 DAVIE BLVD

3333 DAVIE LLC

This case was first heard on 1/17/19 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$15,700.

Dorian Koloian, Code Compliance Officer, said two violations remained and she would not oppose a 35-day extension.

Walter Morgan, attorney, said the amount of work had increased since the original violation and requested a 49-day extension. Officer Koloian said she had visited the property many times and explained exactly what must be done to comply.

Irma Westbrook, Code Compliance Supervisor, said the City opposed an extension because Officer Koloian had already explained several times what must be done to comply.

Mr. Morgan stated most of the issues were in compliance and remarked that there were 211 doors that needed painting.

Ms. Hasan stated this property was a repeat offender.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/15/19 hearing.

Case: CE18091383
2598 NW 18 TER
OAKLAND 95 LLC

This case was first heard on 11/29/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,750 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said the owner was being diligent about getting the property into compliance.

Kevin Burns, representative, requested 120 days. Supervisor Quintero did not object to the request.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

The following two cases for the same owner were heard together:

Case: CE16111025
408 ISLE OF PALMS DR
THOMAS, ROBERT H & MERRILL H

This case was first heard on 8/10/17 to comply by 10/9/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$43,500 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines, but said he would not oppose a reduction.

Merrill Thomas, owner, requested that no fines be imposed. She said she had hired a contractor within 30 and the process had been very lengthy.

Richard Barnes, contractor, said the violation involved the seawall cap and the project needed to be approved by the Florida Department of Environmental Protection, the Army Corps of Engineers, Broward County and the City. They had needed to remove the existing docks at both addresses to raise the seawall cap. Officer Suarez stated it had taken almost a year to get the permits. Ms. Thomas noted that the contractor had been in constant contact with Officer Suarez regarding their progress.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE16111027
410 ISLE OF PALMS DR
THOMAS, MERRILL H

This case was first heard on 8/10/17 to comply by 10/9/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$129,750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE19031479
1808 SW 20 ST
WILSOND ELIANTUS REV TR ELIANTUS, WILSOND TRUSTEE

Service was via posting at the property on 6/7/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Wilsond Eliantus, owner, said he was unsure what was still needed to comply and Officer Champagne agreed to consult with him.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE18110767

1631 SW 22 AV

LAMBERT, MICHELLE H/E LAMBERT, HILDA

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,500 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing the fines to \$304 to cover administrative costs.

Michelle Lambert, owner, requested no fines be imposed. She said she had major surgery in January and had been incapacitated.

Ms. Flynn imposed a fine of \$304 for the time the property was out of compliance.

Case: CE19011051

518 NW 7 TER

URBANO 500 LLC

This case was first heard on 3/21/19 to comply by 4/11/19 and 4/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,900 and the City was requesting a \$442 fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$442.

Paula Pinto, property manager, agreed.

Ms. Flynn imposed a fine of \$442 for the time the property was out of compliance.

Case: CE18120977

1317 NE 4 AVE

AGAPE CHURCH OF GOD INC.

This case was first heard on 1/17/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,500 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, confirmed the property was in compliance and the fire account was up to date. He stated fines were covered by reinspection fees.

Craig Sackler, attorney, requested the fines be waived and said the pastor had not received notice of the inspection.

Ms. Flynn imposed no fine.

Case: CE19031001

1708 NW 14 ST
ANTHONY, JULIA EST

Personal service was made on 5/25/19. Service was also via posting at the property on 6/6/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THROUGHOUT THE PROPERTY.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Complied:
18-12(a)

Officer Philogene presented the case file into evidence and recommended ordering compliance with 18-4(c) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Jacqueline Anthony, the owner's daughter, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c) within 10 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19051193

1716 NE 16 TER
MENDOZA, ALEJANDRO

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):
18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON

THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASES CE18102431, CE18090273, CE18071880 AND CE17110173 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Perryman presented the case file into evidence and stated the property was now in compliance. She requested a finding of fact that the violation had existed as cited.

Alejandro Mendoza, owner, agreed.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE19031857

1465 NW 6 ST

JAMES, LARRY G

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS, INCLUDING BUT NOT LIMITED TO OLD TIRES, BEDFRAMES, AND MATTRESSES ON THIS PROPERTY AND SWALE AREA.

18-7(b)

THE PROPERTY IS BOARDED-UP WITHOUT FIRST OBTAINING A BOARD-UP PERMIT OR CERTIFICATE.

Complied:

18-4(c)

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days, with 18-7(b) within 14 days and with 9-306 within 30 days or a fine of \$100 per day, per violation.

Alyse Lemstrom, owner's representative, said they planned to demolish the building and requested 45 days for 9-306.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days, with 18-7(b) within 14 days and with 9-306 within 49 days or a fine of \$100 per day, per violation.

Case: CE19032296

500 SW 31 AV

BAF 2 LLC

Service was via posting at the property on 5/31/19 and at City Hall on 6/6/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF COOLERS, TIRES, SCREENING, BRICKS, CYLINDER BLOCKS, DOORS AND OTHER MISCELLANEOUS ITEMS, WHICH IS AN UNPERMITTED LAND USE.

18-1.

THERE IS STORAGE UNDER THE CARPORT CONSISTING OF COOLERS, INDOOR FURNITURE, AND OTHER MISCELLANEOUS ITEMS, WHICH IS PROHIBITED AT THIS PROPERTY, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BEDROOM WINDOW THAT IS CRACKED AND A JALOUSIE WINDOW MISSING FROM THE DOOR.

Complied:

9-305(a)

18-12(a)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days, and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Jessica Stein, area manager, requested more time for the painting and structural violations. She stated they had just purchased the properties.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 10 days, with 9-306 and 9-280(b) within 49 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19040415

3088 NW 20 ST

EDWARDS, ALISSA M H/E EDWARDS, SHAKEIRA

Service was via posting at the property on 5/29/19 and at City Hall on 6/6/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THERE IS A CHAIN LINK FENCE IN DISREPAIR INCLUDING BUT NOT LIMITED TO THE CHAIN LINK MESH ON THE EAST SIDE OF THE DRIVEWAY.

9-306

THE EXTERIOR WALLS AND FASCIA BOARD AS WELL AS THE CONCRETE COLUMNS ON THE PROPERTY HAVE NOT BEEN MAINTAINED AND HAVE BLACK DIRTY STAINS AND MISSING, PEELING PAINT; THE SOFFITS INCLUDING BUT NOT LIMITED TO THE FRONT OF THE PROPERTY ARE IN DISREPAIR.

9-280(b)

THERE ARE SHUTTERS ON THE PROPERTY THAT ARE DIRTY, STAINED, IN DISREPAIR AND ARE NOT BEING MAINTAINED.

9-280(g)

THE ELECTRICAL WIRES IN THE CONCRETE COLUMN ON THE EAST SIDE OF THE PROPERTY ARE EXPOSED.

18-4(c)

THERE ARE DERELICT VEHICLES INCLUDING BUT NOT LIMITED TO AN RV TRAILER, A BLACK FORD PICKUP WITHOUT A TAG, AND A COVERED VEHICLE WITH FLAT TIRES ON THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY.

BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE ON THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY INCLUDING BUT NOT LIMITED TO PAINT BUCKETS, TIRE(S) AND OFFICE FURNITURE.

Officer Suarez presented the case file into evidence and recommended ordering compliance with 9305(b), 9-280(h)(1), 9-306, 9-280(b) and 9-280(g) within 35 days or a fine of \$25 per day, per violation and with BCZ 39-275(6)(b) within 10 days or a fine of \$50 per day, with the right to tow the derelict vehicles.

Alissa Edwards, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(g), 18-4(c) and BCZ 39-275(6)(b) within 10 days or a fine of \$50 per day, per violation and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

The following eight cases for the same owner were heard together:

Case: CE18052043

4040 GALT OCEAN DR # 308

GAMERO, RENEE SAMANTHA

This case was first heard on 1/17/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,750 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Renee Gamero, owner, said she had initially not understood what needed to be done but was working on it.

Officer Champagne said Ms. Gamero owned several condos in this building that she was still renting on a short-term basis.

Ms. Gamero stated the DVBR had taken a long time to obtain.

Officer Champagne stated this had been going on, and Ms. Gamero had kept renting the apartments since May 2018.

Ms. Gamero requested additional time to comply. Officer Champagne said once Ms. Gamero had the DVBR and Broward County licenses, she could pay the City fees and have the properties inspected.

Ms. Hasan said the City's website was very clear about the steps owners must take in or to apply for and obtain the license.

Ms. Flynn imposed the \$27,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18052041

4040 GALT OCEAN DR # 222
GAMERO, RENEE SAMANTHA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18052446

4040 GALT OCEAN DR # 327
GAMERO, RENEE SAMANTHA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18060015

4040 GALT OCEAN DR # 807
GAMERO, RENEE SAMANTHA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18060068

4040 GALT OCEAN DR # 908
GAMERO, RENEE SAMANTHA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18052035

4040 GALT OCEAN DR # 1103
SF FLORIDA LAND TR GAMERO, SAMANTHA TRUSTEE

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18052037

4040 GALT OCEAN DR # 204
GAMERO, SAMANTHA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18052453

4040 GALT OCEAN DR # 202
SAMANTHA'S VACATION RENTALS LLC

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE17040090

Request to vacate order

1328 NW 2 AV
THOMAS, THOMAS F

This case was first heard on 8/10/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$66,900.

Will Snyder, Code Compliance Officer, provided an overview of the case.

Ms. Hasan stated the owner's attorney had filed a motion to vacate the Order.

Herbert Dell, attorney, said his motion was based on lack of service. He stated all certified mails the City sent had been returned but the City's record failed to indicate that an affidavit of service was filled by the City for substitute service (posting on the property). The owner did not live at the property and had visited the property to inspect it in December 2018 and seen the notice of an attempted certified mail delivery. He had also found out about the fines that had accrued to approximately \$50,000. Mr. Dell said the fines were in violation of the U.S. Constitution 14th and 8th amendments. He cited Supreme Court case *Tims v. Indiana* from February 2019, which determined that excessive fines imposed by municipalities and states were bound by the same regulations that applied to the federal government.

Mr. Dell said there was never a finding that there was proper service and therefore, the owner was denied due process. He added that the owner had acted to comply with the violation as soon as he learned of it.

Ms. Hasan stated the Massey hearing was held on 11/16/17. She said the *Tims* case involved a civil forfeiture related to criminal activity and a vehicle. The court had found that the forfeiture was excessive under the 8th amendment. She said the City's enforcement of its codes came under State Chapter 162 and the \$50 per day fine was within the statutory range. She read the "Notice" section of Chapter 162, and noted that the City was directed to use the address listed with the Broward County Property

Appraiser. She pointed out that the property owner's mailing address was still noted as this address. The City used the correct address and the certified mail had been returned. Ms. Hasan added that Chapter 162 indicated that notice via posting "may" be provided; it was not mandatory.

Ms. Hasan concluded by saying that the case was in compliance and the City was amenable to discuss a resolution now.

Mr. Dell said Chapter 162.122 stated that "when they rely upon notice, it is required that there be an affidavit stating that the notice was posted." Ms. Flynn reiterated that it was not mandatory that the City post notice on the property, so the affidavit was not needed. It was also the owner's responsibility to keep a proper mailing address on file with the Broward County Property Appraiser.

Ms. Hasan said the City had already filed a lien against the property so the owner must request for his case to be heard at a lien reduction hearing.

Ms. Flynn found that there had been good service and imposed the fines, subject to the respondent addressing them at a lien reduction hearing.

Case: CE19051687

1105 NW 6 AVE

ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH FL INC.

Service was via posting at the property on 6/4/19 and at City Hall on 6/6/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Stephen Thomas, church representative, said they had an appointment with Inspector Williams but Mr. Thomas had left for a family emergency. He described his attempts to have the property inspected and said it was now scheduled for June 24 at 1 PM.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE19031048

645 NE 15 AVE

HUNTER, TANNA E

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THE GRAVEL DRIVEWAY ON THIS RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT IS MISSING OR WORN THROUGH AND HAS GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Perryman presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. She stated there had been 25 cases against this property for similar violations since 1992.

Tanna Hunter, owner, said she had been doing the landscaping herself and requested two months. Officer Perryman did not object to the request.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE18110385

3071 NE 47 ST

NE 47TH STREET LLC

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fine.

Donald Thomas, attorney, requested the fines be waived and said they would pay administrative costs. He explained that his client was involved in a contentious divorce and the property had not been utilized for any overnight vacation rental since well before the ordered compliance date. The problem was that his client did not have the ability to remove the listing because it was in her husband's name and he was using this to try to "beat" his client into a settlement agreement. Even though the Airbnb account

was in the husband's name, he had no interest in the property; Mr. Thomas's client purchased the property on her own prior to the marriage. He said his client had filed a restraining order against her husband in February and the husband had been living in this property since then.

Ms. Hasan pointed out that the property was owned by an LLC with two managers: Albert Mofad and Mandana Esmaili. She did not know why a co-manager could not remove the listing. Ms. Esmaili said she had tried to have the listing removed but Airbnb had not allowed it.

Ms. Hasan suggested an order to present to the family law judge to compel the husband to take down the listing. Mr. Dell requested 60 days.

Ms. Flynn granted a 63-day extension for the property to be in compliance by removing the advertisement from Airbnb, during which time no fines would accrue.

Case: CE18110360

2606 DEL MAR PL
DELMAR HOLDINGS LTD

Service was via posting at the property on 5/23/19 and at City Hall on 6/6/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR
WATER TIGHT.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Priscilla Krammer, representative, said she was receiving estimates for the work.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

Case: CE18120764

925 NE 14 PL
MCNICHOLS, ROBERT WESTON, JASON

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,000 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, confirmed the property was in compliance.

Jason Weston, owner, said it had taken time to figure out what did and did not need to be done to pass inspection; he had received some bad information from a City inspector. At a May 9 inspection, they had passed for everything but the window screens, which had been installed approximately 10 days ago.

Officer Champagne suggested reducing the fines to \$4,500. He said the owner had continued to rent the property without the safety features.

Linda Holloway, Senior Code Compliance Officer, said she was at the May 9 inspection and she had advised the owner that the windows must have screens and alarms, despite what he had been told.

Ms. Flynn imposed a fine of \$3,500 for the time the property was out of compliance.

Case: CE19050229

719 NE 17 AV
PASSERO DEVELOPMENT LLC

Service was via posting at the property on 6/10/19 and at City Hall on 6/6/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASES CE18050703 AND CE19010826 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that the violation had existed as cited.

Sean Patrick Sullivan, attorney, said the owner planned to demolish the house and redevelop the property. The owner had promised to stay on top of the violations.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE19020308

5660 NE 17 TER
THIXTON, MARINA H/E THIXTON, BRANDON

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines.

Marina Thixton, owner, said she had been ill over the spring and summer and hospitalized a few times. She said she had given a deposit to someone to do the work and they had taken the money and not done the work. She said she would try to comply and requested additional time.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE18021868

1049 W COMMERCIAL BLVD
FAASSEN HOLDINGS FLA LLC

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$71,500 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the property was not in compliance. He reviewed which violations were in compliance and which were not. The remaining violation was the lack of ground cover on the vacant lot.

Anissa Chapman, representative, said they intended to turn the lot into a parking lot. Officer Caracas agreed to explain to Ms. Chapman what must be done to comply.

Ms. Flynn imposed the \$71,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18121418

1017 NW 11 AV
HOWARD, MAE FRANCES EST HANNA, HATTIE

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE UNPAINTED, DISCOLORED AND COVERED IN MILDEW.

Complied:
9-280(h)(1)
9-306
25-7(a)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Melvin Howard, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE18121426

1300 NW 7 AV

DECRESCENZO, JAMES JR H/E DEFRESCO, ROSEMARY

This case was first heard on 2/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting no fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE17061854

1208 SEMINOLE DR

KILCULLEN, BRIAN

This case was first heard on 1/18/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,600 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$1,077.

Brian Kilcullen, owner, said he had hired someone to address the seawall issue immediately but there had been delays. Officer Suarez said the contractors had allowed the permit to expire and he had spoken to them about it. They had renewed the permit within the last month.

Ms. Flynn imposed a fine of \$1,800 for the time the property was out of compliance.

Case: CE18121420

1107 NW 10 PL

WALKER, DONIAL WALKER, EDITH EST

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

9-313.(a)

9-305(a)

9-304(b)

9-306

9-280(b)

18-1.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Brittany Walker, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE18101140

440 SW 12 AVE

ABRAHAM, FELIX A & ANNA NINNY J

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,250 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Felix Abraham, owner, said he thought the property was in compliance in November because he had two certificates. He said Jose Escobar, the property manager, had worked with Leonard Champagne, Senior Code Compliance Officer, toward compliance. Mr. Escobar said they had submitted the application on January 3. Officer Champagne stated he had already reduced the fines from \$12,750 based on what he was told by the owner and property manager. He provided a timeline of events.

Mr. Escobar stated Mr. Abraham had been confused about what documents were needed. Mr. Abraham said he had thought that the violation would be in compliance when they supplied the documents. Mr. Escobar stated they believed that as long as they were in the process and showing diligence, they would not be fined. He said Officer Champagne had indicated that because of their diligence, he would recommend reducing the fines to administrative costs. Officer Champagne stated they had continued doing business, renting the property without a license.

Ms. Flynn imposed a fine of \$2,800 for the time the property was out of compliance.

Case: CE18121081

530 SW 11 AV

TYSON, CHARLES WILLIAM

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Emily Tyson, power of attorney, said her son had moved to St. Petersburg. She said her son had hired someone to get the license, but he had not done anything properly and Ms. Tyson had subsequently done it. She said the property had not been rented in over a month and the ad had been removed. Ms. Tyson requested additional time.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE18012214

1021 NW 5 CT

BRIMM, ARLENE ADAMS

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting no fine be imposed.

Roberta Jones, Code Compliance Officer, recommended no fine be imposed.

Arlene Adams, owner, agreed.

Ms. Flynn imposed no fine.

Case: CE17120622

1200 SW 28 ST
EWING, ROBERT W

Ordered to re-appear

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Robert Ewing, owner, said he had a permit, a proposal and he thought he would get funding through the YGRENE program. He requested 90 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE18120584

2741 DAVIE BLVD
M R MCTIGUE PARTNERS L L C
% EAST KELLOGG PLAZA ASSOCIATES

This case was first heard on 3/7/19 to comply by 3/17/19 and 5/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines.

Gary Gusman, property manager, said the owner lived in New York, so there had been delays in getting approvals.

Officer Rich said administrative costs totaled \$810.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE19011790

3615 DAVIE BLVD
JRD INVESTMENT PROPERTY LLC

Service was via posting at the property on 5/8/19 and at City Hall on 6/6/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
15-28.

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

Complied:

9-305(b)

47-20.20.H.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day.

Nazeera Dupoux, owner, said she needed 30 days. Officer Caracas did not oppose the request and noted that one of the tenants already had a state license.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day.

Case: CE19032181

5721 NE 18 AV

PERAZZELLI, ANTONIO & ELOINA N

Service was via posting at the property on 5/24/19 and at City Hall on 6/6/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE IS OUTDOOR STORAGE ITEMS INCLUDING BUT NOT LIMITED TO OLD BUCKETS, CRATES, BOXES, CHAIRS, FLOWER POTS, PAINT CANS AND DEBRIS SCATTERED ABOUT THE FRONT AND EASTERN SIDES OF THIS RS-8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

47-34.4 B.1.

THERE IS A TRAILER PARKED/BEING STORED OVERNIGHT AT THE FRONT PARKING AREA OF THIS RMM-25-RESIDENTIAL MULTIFAMILY ZONED PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS ON THIS PROPERTY HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO AREAS AROUND THE AIR CONDITION UNIT NEAR THE FRONT DOOR, SHOWS AREAS OF DETERIORATION AND IS NOT SEALED PROPERLY. THERE ARE STAINED AREAS WITH MISSING, PEELING PAINT.

9-280(b)

THERE ARE SEVERAL CRACKS ALONG THE WALLS AND UNFINISHED WORK ABOUT THE INTERIOR CEILING OF UNIT# 4 OF THIS PROPERTY. THE INTERIOR BATHROOM DOOR IS BROKEN OFF THE HINGE AND UNABLE TO CLOSE. THE INSIDE TO THE FRONT DOOR IS ALSO DAMAGED AND IN DISREPAIR. ALL WALLS SHALL BE MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

9-280(g)

THERE ARE ELECTRICAL OUTLETS AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

Complied:

9-304(b)

Officer Malakius said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Antonio Perazzelli, owner, requested 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE18111405

2751 SW 2 ST

MITCHELL, JAMES MITCHELL, MARLENE

This case was first heard on 3/21/19 to comply by 3/31/19 and 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines, and noted that the owner had worked diligently. Administrative costs totaled \$764.

Maharaj Kawal, power of attorney, said the grass had been delivered late.

Ms. Flynn imposed a fine of \$764 for the time the property was out of compliance.

Case: CE19050765

2632 NE 27 TER

MARCHELOS 2632 FAM TR MARCHELOS, SPIRO TRUSTEE

Service was via posting at the property on 5/24/19 and at City Hall on 6/6/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

18-11(b) **COMPLIED**

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER CASE CE17040761 WHERE ON 8/10/17 SPECIAL MAGISTRATE PURDY FOUND THAT A VIOLATION EXISTED AND ORDERED 10 DAYS TO COMPLY. THE PROPERTY DID NOT COMPLY UNTIL 8/29/17 AND ON 11/16/17 SPECIAL MAGISTRATE PURDY IMPOSED A FINE OF \$400.00. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Malakius presented the case file into evidence and stated the property was now in compliance. He requested imposition of a fine of \$8,200 for the time the property was out of compliance.

Spiro Marchelos, owner, said the renters had not allowed the pool company to service the pool. When the renters left, he had seen the notice and acted quickly to hire a new pool company and comply the violation.

Officer Malakius said the neighbors had complained about an inundation of mosquitos due to the pool not being serviced.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE18081369

3080 NW 17 ST

BOGOMOLNI, GUSTAVO SAIEGH, MARCELO

This case was first heard on 3/7/19 to comply by 3/21/19 and 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,450 fine, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, said three violations remained.

Maria Mariott, property manager, discussed how they would address the remaining violations.

Irma Westbrook, Code Compliance Supervisor, recommended imposition of the fines until the violations were in compliance.

Ms. Flynn imposed the \$12,450 fine, which would continue to accrue until the violations were corrected.

Case: CE19020256

3120 SW 21 ST

SCHWARTZ, DANIEL STEPHEN

This case was first heard on 4/4/19 to comply by 4/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, recommended imposition of the fines.

Daniel Schwartz, representative, said the property had been foreclosed upon but he was still working to clean the property for the new owner.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the violations were corrected.

Case: CE19040938

3307 AUBURN BLVD

GREASE LIGHTNING DISPOSAL INC.

Service was via posting at the property on 6/10/19 and at City Hall on 6/6/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Complied:

9-313.(a)

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Julfrance Olcima, owner, requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE19041055

1105 NE 6 AV

PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH INC.

Service was via posting at the property on 6/10/19 and at City Hall on 6/6/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
47-21.9.M.

SECTIONS OF THIS VACANT PARCEL HAVE BARE AND MISSING LIVING
GROUND COVER AS REQUIRED.

Complied:
18-12(a)

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Jacques Altidor, owner, requested 45 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE19031460

900 NE 7 ST

MORENO, JAVIER A

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Perryman presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day.

Javier Rojas, owner, said there was a tenant in the building who was subletting it without his knowledge.

Officer Perryman said the tenant was trying to get the certificate of compliance but was not overseeing the property. She said the City allowed a tenant to apply for a certificate if the owner agreed. Mr. Rojas said he had agreed to let the tenant sublet the property but only if he got the certificate. Officer Perryman reiterated that the tenant was not on site and was not maintaining the property or managing the rentals at all. She said she would object to giving the tenant a certificate of compliance. She added that there were

only two people allowed per unit but multiple people were staying there and neighbors were outraged at the parties taking place. Her suggested method of compliance was to cease operations.

Leonard Champagne, Senior Code Compliance Officer, explained that the owner could get the affidavit from the City's website and have it notarized and Airbnb would provide a document stating the ad had been removed. These could both be done in one day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$500 per day, per violation. She added that in that time, the property must not be rented as a vacation rental.

Case: CE18061224

1043 WYOMING AVE

JOHNSON, RYAN KEITH

This case was first heard on 9/6/18 to comply by 10/11/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,725 and the City was requesting a \$2,945 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$2,945.

Ryan Johnson, owner, requested the fines be reduced to administrative costs. He said he had been unemployed for a while. Officer Koloian said administrative costs totaled \$801.

Ms. Flynn imposed a fine of \$801 for the time the property was out of compliance.

Case: CE18052319

918 NW 24 AV

LO, PAPA

Service was via posting at the property on 5/29/19 and at City Hall on 6/6/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-307(a)

THERE ARE BROKEN WINDOWS ON THE PROPERTY IN NEED
OF REPLACING OR REPAIR.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

- 9-304(b) THE PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.
- 9-305(b) THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND THE SWALE.
- 9-306 THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Withdrawn:
24-27.(b)

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE19031080

1613 NW 14 CT
HAMIDULLAH, WAJIHAHA

Service was via posting at the property on 6/3/19 and at City Hall on 6/6/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:
9-304(b)

Officer Bass presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19031964

341 SW 29 AV
HARVEY, DELORES A EST

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:
9-304(b)

Officer Bass presented the case file into evidence and recommended ordering
compliance within 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of
\$50 per day.

Case: CE18080012

1608 SW 5 ST
SAPP, DILLON R

Service was via posting at the property on 6/10/19 and at City Hall on 6/6/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
47-21.5.

THERE WAS A SEA GRAPE TREE REMOVED FROM THIS PROPERTY
WITHOUT FIRST OBTAINING THE REQUIRED TREE REMOVAL PERMIT.

Officer Williams presented the case file into evidence and recommended ordering
compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of
\$50 per day.

Case: CE19011409

3215 DAVIE BLVD
BOBKAT LLC

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS VIOLATION WAS PREVIOUSLY CITED UNDER CASE CE17121143 AND HAS RECURRED. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE BROKEN CURBING IN AREAS AND THE LIGHT FIXTURES ARE NOT BEING MAINTAINED AS PER ZONING REQUIREMENTS.

47-22.9.

THERE ARE NON-PERMITTED SIGNS INCLUDING, BUT NOT LIMITED TO BANNER AND FREESTANDING POLE SIGNS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS, AND WINDOWS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS PLYWOOD ON THE WINDOWS/BUILDING.

Complied:

47-21.11.A.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day, per violation and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day, per violation and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE19020554

700 NW 17 AV

JACKSON, MAMIE PEARLE

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS VIOLATION WAS

PREVIOUSLY CITED UNDER CASE CE17071256 AND HAS RECURRED.
DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL
BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS
FOUND IN COMPLIANCE PRIOR TO THE HEARING.

Complied:

24-27.(b)

Withdrawn:

9-304(b)

Officer Rich presented the case file into evidence and recommended ordering
compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of
\$50 per day.

Case: CE19030075

1145 NW 6 AVE

ULYSSE, PROSPER

Service was via posting at the property on 5/25/19 and at City Hall on 6/6/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT BEING
MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT
ARE MISSING OR WORN THROUGH AND HAS GRASS GROWING
THROUGH IT.

Officer Philogene presented the case file into evidence and recommended ordering
compliance within 10 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of
\$25 per day.

Case: CE19030393

1100 NW 5 AVE

RALL HOME IMPROVEMENTS LLC

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER ON THE SWALE AREA.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Philogene presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-305(b) within 21 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-305(b) within 21 days or a fine of \$25 per day, per violation.

Case: CE19040319

905 NE 16 CT
NICHOLSON, DERYCK N

Service was via posting at the property on 6/10/19 and at City Hall on 6/6/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR, THERE IS GRASS AND WEEDS GROWING THROUGH.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. FASCIA AND AWNINGS ARE STAINED AND DIRTY.

25-7(a)

GRAVEL INSTALLED ON THE SWALE WITHOUT A PERMIT ON FILE.

Complied:

18-12(a)

9-280(b)

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE19021406

311 SW 38 TER

DIEUJUSTE, MARY ELANIE & SEGNER

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

47-39.A.1.b.(6)(a)

THERE ARE BUILDING MATERIALS AND CONSTRUCTION EQUIPMENT, CONSISTING OF A CEMENT MIXER, SCAFFOLDING, TOILETS, CINDER BLOCKS, WHEELBARROW, TILES, WOOD, METAL, AND OTHER MISCELLANEOUS MATERIALS AND/OR EQUIPMENT BEING STORED IN THE REAR OF THIS RS6-7 ZONED PROPERTY, WHICH IS A PROHIBITED LAND USE.

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE CONSISTING OF BUCKETS, CONTAINERS, INDOOR FURNITURE, AND OTHER MISCELLANEOUS ITEMS, WHICH IS PROHIBITED IN THE RS6-7 ZONED PROPERTY.

9-278(e)

THERE ARE WINDOWS IN THE REAR OF THE PROPERTY THAT ARE COVERED WITH PLYWOOD AND NOT ALLOWING DIRECT VENTILATION TO THE OUTDOORS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-21.16.A.

ANY DEAD TREE OR STUMP IS CONSIDERED A PUBLIC NUISANCE AND THREATENS OR ENDANGERS THE PUBLIC HEALTH OR WELFARE. THERE IS A DEAD TREE AND STUMP IN THE REAR OF THIS PROPERTY, AS WELL AS A SEVERELY HAT RACKED TREE IN THE FRONT WHICH NEEDS TO BE REMOVED WITH PERMITS.

Complied:

9-280(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE19010484

Stipulated agreement

868 NW 17 AVE

BOLDLOCK INVESTMENTS I LLC

Violations:

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

18-4(c)

THERE IS A DERELICT VEHICLE PARKED IN THE REAR YARD OF THIS PROPERTY.

Complied:

9-280(b)

Withdrawn

9-280(h)(1)

The City had a stipulated agreement with the owner to comply 9-304(b) and 18-4(c) within 21 days and with the remaining violations within 56 days a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 9-304(b) and 18-4(c) within 21 days and with the remaining violations within 56 days a fine of \$50 per day, per violation.

Case: CE19022236

1700 NW 4 ST

MCDONALD, RICHARD K

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.4 B.1.

THERE IS A BOAT AND TRAILER IMPROPERLY STORED IN THE FRONT YARD OF THIS RESIDENTIALLY ZONED RS-8 PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Complied:

9-280(h)(1)

9-280(b)

18-12(a)

Officer Snyder presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 35 days and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Case: CE19050028

747 NW 14 WAY

WILBERT & G SADDLER REV LIVTR

SADDLER, WILBERT & GLORIA

Service was via posting at the property on 5/27/19 and at City Hall on 6/6/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-4(b) **COMPLIED**

THERE IS A DERELICT VEHICLE ON PRIVATE PROPERTY.

Officer Snyder presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE18121425

1201 NW 10 PL

JOHNSTON, JULIAN

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT BEING MAINTAINED IN A GOOD CONDITION. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE WORN THROUGH AND HAS GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19010154

1016 NW 10 TER
PAEZ, ALEJANDRO

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-280(h)(1)

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE19021793

1041 NW 23 AV
OATES, ELDRED

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: APPLIANCES, SCRAP METAL AND OTHER ITEMS. THIS IS NOT A PERMITTED USE IN AN RS-8 ZONED PROPERTY.

47-34.4 B.1.

THERE ARE COMMERCIAL TRAILERS BEING STORED ON THE PROPERTY OVERNIGHT.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Complied:

24-27.(b)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE19042053

1326 NW 13 AVE

FRANCIS, GODWIN T

Service was via posting at the property on 6/8/19 and at City Hall on 6/6/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS TWISTED AND LEANING. THERE ARE SECTIONS WITH BROKEN AND MISSING SLATS.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19012004

625 CORAL WY
VALERIO, THOMAS A

Service was via posting at the property on 5/13/19 and at City Hall on 6/6/19.

Orlando Rodriguez Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS, WOODEN FENCE AND UTILITY DOOR ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THESE AREAS INCLUDE THE FRONT PERIMETER WALLS AND GARAGE DOORS.

Complied:
9-305(b)

Officer Rodriguez said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE19032302

101 SW 29 AVE
JAMES, REGINA WALKER, RONALD GENE

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRTY STAINS AND FADED PAINT.

25-7(a)

THERE ARE POSTS INSTALLED ON THE SWALE.

Complied:

18-12(a)

47-21.16.A.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19050137

142 SW 22 AV

US HOUSING EQUITY FUND LLC

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE
IS GRASS AND WEEDS GROWING THROUGH THE GRAVEL. THE
DRIVEWAY IS IN NEED OF RE-GRAVELING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE
IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER.

Complied:

9-280(b)

9-313.(a)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE18081576

2929 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

Service was via posting at the property on 5/25/19 and at City Hall on 6/6/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
47-21.15.D.1.e

THERE ARE SEVERAL TREES ON THIS PROPERTY THAT HAVE
BEEN IMPROPERLY TRIMMED/HAT RACKED.

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of
\$250 per day.

Case: CE18120918

2935 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

Service was via posting at the property on 5/25/19 and at City Hall on 6/6/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
47-21.15.A.1.a.

THERE WERE SEVERAL TREES REMOVED FROM THIS PROPERTY
WITHOUT THE REQUIRED TREE REMOVAL PERMIT.

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of
\$250 per day.

Case: CE19031665

112 SW 21 WY
GORDON, GEORGIA

Service was via posting at the property on 5/25/19 and at City Hall on 6/6/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THE GRAVEL DRIVEWAY AT THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND HAVE GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-313.(a)

Complied:

47-34.1.A.1.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE19031826

2041 SW 32 TER

CONSUEGRA, RAFAELA

Service was via posting at the property on 5/25/19 and at City Hall on 6/6/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE19051613

2611 E OAKLAND PARK BLVD
2611 EAST OAKLAND PARK LLC

Service was via posting at the property on 6/5/19 and at City Hall on 6/6/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.3.1.1 (service)

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE
AND HAS BEEN TAGGED WITH A YELLOW DEFICIENCY TAG

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE19051794

900 NW 10 TER # 3
JANEL GOMEZ REV TR GOMEZ, JANEL TRUSTEE

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE19051796

900 NW 11 AVE
JAFED PROPERTIES LLC FORTIS/SOUTHEAST LLC

Service was via posting at the property on 5/30/19 and at City Hall on 6/6/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE19021869

2218 NW 5 ST
VELEZ, RAYZA

Service was via posting at the property on 5/28/19 and at City Hall on 6/6/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

Withdrawn:

9-304(b)

Complied:

18-12(a)

25-4

47-34.4 B.1.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE19031976

1017 SW 4 ST
VIGIL, PAUL

Service was via posting at the property on 6/4/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):
15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020649

1718 NE 58 ST
PROMISED INVESTMENT LAND LLC

Service was via posting at the property on 6/5/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020667

2732 NE 15 ST
RINEHART, ROBERT A ROBERT, RINEHART REV TR

Service was via posting at the property on 6/5/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020719

4040 GALT OCEAN DR # 325
OLIVEROS, HELGA

Service was via posting at the property on 6/5/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19021655

517 SW 14 ST
FREEMAN, DOUGLAS J

Service was via posting at the property on 6/7/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020735

5260 NE 18 AV
JOHNSON, DARRYL

Certified mail was accepted on 6/13/19. Service was also via posting at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19021688

1328 CORDOVA RD
R E G VINCENZO FAMILY LP

Service was via posting at the property on 6/5/19 and at City Hall on 6/6/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17120569

3132 NE 9 ST
LALWANI, NARAIN S

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$207,500 and the City was requesting a \$20,000 fine be imposed.

Ms. Flynn imposed a fine of \$20,000 for the time the property was out of compliance.

Case: CE18011038

2312 NW 6 PL

THOMAS, ANTHONY LOUIS & THOMAS, SERINA ET AL.

This case was first heard on 4/12/18 to comply by 4/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$35,850 and the City was requesting a \$3,585 fine be imposed.

Ms. Flynn imposed a fine of \$3,585 for the time the property was out of compliance.

Case: CE18071819

3306 SW 15 CT

BRANCH BANKING & TRUST CO

BB&T – PROPERTY TAX COMPLIANCE

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18071626

1610 NW 7 PL

MARMATI LLC

This case was first heard on 3/21/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041533

4040 GALT OCEAN DR # 200
TAFF FAMILY LIMITED PARTNERSHIP

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041534

4040 GALT OCEAN DR # 203
TAFF FAMILY LP

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041805

4040 GALT OCEAN DR # 208
TAFF FAMILY LIMITED PARTNERSHIP

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041814

4040 GALT OCEAN DR # 209
NONNA ESTATES LLC

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041906

4040 GALT OCEAN DR # 210
TAFF FAMILY LIMITED PARTNERSHIP

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041909

4040 GALT OCEAN DR # 211
FTSM REALTY LLC

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18041949

4040 GALT OCEAN DR # 214
TALERICO, FRANK

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$78,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$78,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18051865

4040 GALT OCEAN DR # 216
TAFF FAMILY LIMITED PARTNERSHIP

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18051868

4040 GALT OCEAN DR # 218
ANGELINA TALERICO REV LIV TR
TALERICO, ANNA RITA TRUSTEE ET AL.

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18051990

4040 GALT OCEAN DR # 219
F T RICO INC. MCNAMARA SERVICES INC. ET AL.

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$64,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18111891

1114 NE 13 AV
GRUPO MAJDA

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn Imposed the \$17,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18120622

5701 NE 22 WY
KNEZEVICH, DAVID

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$22,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18120992

2200 SW 32 TER
MONSCHEIN, LEIGH K

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$22,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18121097

701 SW 14 TER
JOHNSON, KENNETH DAVID RIGG, SANDRA

This case was first heard on 2/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE18121350

821 SW 2 ST
ENDLESS INVESTMENTS LLC

This case was first heard on 2/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18121702

904 SE 14 CT
KMETZ, ALICE & GREG

This case was first heard on 2/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18090677

1709 SW 11 CT
PIERRE, VERONEL

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,550 and the City was requesting a \$617 fine be imposed.

Ms. Flynn imposed a fine of \$617 for the time the property was out of compliance.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted pages 62 and 63 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19032000

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18101379

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

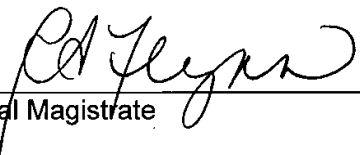
None

Respondent Non-Appearance

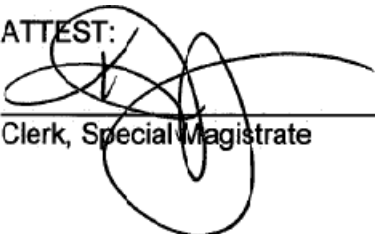
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 2:01 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate